



BERWYN COTTAGE

West Meon, Hampshire, GU32 1JZ

Carter Jonas

BERWYN COTTAGE, WEST MEON, HAMPSHIRE, GU32 1JZ

- 3 Bedrooms • Sitting room • Kitchen/ dining room
- Study • Family bathroom and downstairs shower room • Utility/ boot room • Double garage with workshop • Carport and woodshed • Stable block and tack room • Field shelter • 4 Acres of paddocks • Far reaching views across the South Downs • EPC Rating E

DESCRIPTION

Berwyn Cottage provides an exciting opportunity for an incoming purchaser to acquire a cottage with a significant parcel of land, equestrian facilities and simply stunning views across some of the most picturesque countryside in Hampshire. The existing accommodation provides an adaptable layout, including two upstairs bedrooms and one downstairs, a family bathroom and downstairs shower room. The sitting room enjoys a wonderful vista across the grounds and towards the village with French doors onto the patio. The kitchen / dining room is well equipped, with a range of base and eye level units, traditional flagstone floors, space for a kitchen table and doors out onto the rear garden. An additional study provides useful extra space and could be used as a snug. Planning permission was granted in 2017 for a comprehensive remodelling and two storey extension of the current property, which would provide an open plan kitchen family room and an additional two bedrooms. The reference number is SDNP/17/05022/HOUS. Whilst this permission has now expired we have been informed that the foundation work that has been carried out is sufficient for the permission to remain valid. Further details are available on request.

OUTSIDE

Externally, the gardens and grounds are a particular feature of the property, with a post and rail fence providing a boundary between the more formal lawned garden area and the paddock beyond. There is an excellent range of outbuildings including a detached timber double garage.

COTTAGE WITH GREAT POTENTIAL AND THE BENEFIT OF 4 ACRES, STABLING AND PANORAMIC VIEWS



The additional 4 acre paddock has a stable block with 3 stables (one of which is insulated) and a tack room and store. There is an additional field shelter at the far end of the field. This area of land benefits from a water supply and access from both the A32 and Marlands Lane.

LOCATION

Positioned within the South Downs National Park the surrounding countryside is magnificent and offers bridleways and footpaths in abundance. The village itself affords a thriving community with a village store, butchers' shop, school, church and the popular Thomas Lord public house.

The A32 provides excellent access for commuters to Winchester, Petersfield and Alton which in turn have train services to London or direct access onto the A3 or M3 to the capital or to the coast. There is an excellent range of local state and independent schools, including a village primary school, The Petersfield School (TPS), Churchers College, Ditcham Park and Bedales.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage.

Broadband: ADSL. For internet and phone services check OFCOM's website.

Local Authority: Winchester City Council. Council Tax Band E.

Viewings: Strictly through the selling agent Carter Jonas 01962 842742





Berwyn Cottage, GU32

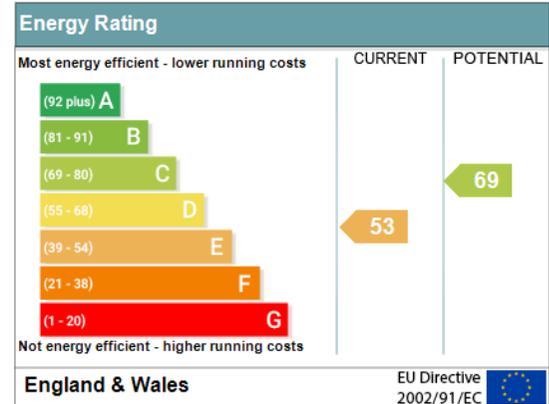
Approximate Gross Internal Area = 115 sq m / 1238 sq ft
 Outbuilding Internal Area = 104 sq m / 1120 sq ft
 Garage Internal Area = 48.1 sq m / 518 sq ft
 Total Internal Area = 267.1 sq m / 2876 sq ft
 (excludes restricted head height, car barn & lean to)



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 Produced for Carter Jonas



Artist's impression of proposed plans



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